









# welcome to

# **Briscoe Close, Hoddesdon**

WILLIAM H BROWN are delighted to offer for sale this THREE/FOUR DOUBLE BEDROOM, semi-detached family home, situated in this popular culde-sac location. The property further benefits from EXTENDED GROUND FLOOR, large garden, driveway & integral garage.













## **Entrance Hallway**

Doors to living room, kitchen, & downstairs WC. Stairs rising to first floor.

## **Living/Dining Room**

25' 1" max x 11' 3" max ( 7.65m max x 3.43m max ) Windows to front. Patio doors & windows to rear garden. Gas fireplace.

#### Kitchen

9' 7" max x 13' 1" max ( 2.92m max x 3.99m max ) Wall & base units. Integrated double oven, gas hob with extractor fan over, & stainless steel sink. Space for fridge and dishwasher. Doors to living room & utility room. Windows to rear.

## **Utility Room**

9' 9" max x 7' 7" max ( 2.97m max x 2.31m max ) Space for washing machine, tumble dryer, fridge/freezer. Doors to study/bed 4 & side alley. Pantry cupboard.

## **Study/Bedroom Four**

13' 1" x 10' 5" ( 3.99m x 3.17m )

Windows & patio doors to rear garden. Multipurpose room, could function as double bedroom if required.

#### **Downstairs Wc**

5' 4" x 2' 6" ( 1.63m x 0.76m ) Low level flush WC, vanity wash hand basin. Window to side.

## **First Floor Landing**

Doors leading to bedrooms and bathroom. Window to side.

#### **Bedroom One**

12' 6" x 14' 3" ( 3.81m x 4.34m )

Double bedroom with integrated wardrobes and window to front.

## **Bedroom Two**

16' x 10' 4" ( 4.88 m x 3.15 m ) Double bedroom with integrated wardrobes and

window to rear.

#### **Bedroom Three**

10' 8" x 8' 1" ( 3.25m x 2.46m ) Double bedroom with window to front. Loft access.

#### **Bathroom**

9' 8" x 7' 3" ( 2.95m x 2.21m )

Panel enclosed bath, separate shower unit, hidden cistern WC, vanity wash hand basin. Fully tiled, windows to rear, extractor fan, heated towel rail.

#### Rear Garden

Corner plot rear garden. Meticulously kept garden with flower borders. Patio area.

#### **Front Garden**

Dropped curb leading to private driveway and integral garage. Side access to garden.





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# **Briscoe Close, Hoddesdon**

- THREE DOUBLE BEDROOMS
- SEMI-DETACHED
- EXTENDED GROUND FLOOR
- LARGE LIVING SPACE
- STUDY/FOURTH BEDROOM
- CORNER PLOT GARDEN
- DRIVEWAY & INTEGRAL GARAGE
- FURTHER SCOPE TO EXTEND STPP

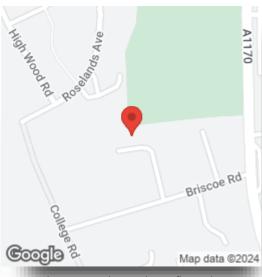
Tenure: Freehold EPC Rating: E

# £600,000









Please note the marker reflects the postcode not the actual property

# view this property online williamhbrown.co.uk/Property/HSD111777



Property Ref: HSD111777 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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